

## Attachment G

September 8<sup>th</sup>, 2017

Dear Mayor and Council:

As Chair, Vice Chair and a Member of the City of Phoenix Planning Commission we want to make you aware of an important stipulation that we highly recommend you add as a condition of rezoning the Phoenician Resort Property (Z-83-16-6) when you hear this case on October 5<sup>th</sup>. As we learned more about an issue regarding a bathroom on the Phoenician property after our recent Planning Commission vote (9/7/17), we considered taking a motion for reconsideration to address our concerns prior to Council consideration. We ultimately decided that writing this letter, signed by the three of us, would be more effective as our next regularly scheduled Planning Commission hearing, where a motion for reconsideration could legally be considered is the day *after* your Council hearing.

While the Planning Commission discussed adding a stipulation that requires the Phoenician to remove the golf course bathroom located on the 4<sup>th</sup> Hole of the Desert Course, the Planning Commission ultimately did not include this stipulation in the final approval. We have now received additional information that causes us to believe that this bathroom removal stipulation is not only fair but also necessary. Including the following:

- The property owners who are currently most affected by the bathroom are those whose homes back onto the Desert Course. They purchased their homes for a premium based on the existence of the golf course that afforded them open golf course views from their backyard. With the proposed rezoning, these residents will no longer view a golf course, but rather they will back onto a townhome project. They are not protesting the townhomes or any other part of the resort rezoning because they respect the private property rights of the Phoenician to redevelop the golf course. That said, this redevelopment from a backyard on a golf course, to a backyard adjacent to townhomes will be a big change.
- We understand that the current Cholla Trail alignment has caused consternation of many neighbors. Additional neighbors (several located on Cholla Avenue) have asked that the City reroute the trail so that the thousand plus hikers using the Cholla Trail each day, would not continue to travel through their property and park on their street. These neighbors have asked that the public trail be moved behind the homes of the neighbors mentioned above that currently overlook the golf course. These neighbors backing the current golf course did not purchase their homes with the expectation that they would lose their golf course view and gain a hiking trail. These neighbors have a tremendous concern that the remaining golf course restroom, currently located behind their homes, will become a public restroom for

thousand plus hikers per day. These neighbors requested that this restroom be removed and relocated. We believe that this is an incredibly fair request.

In contemplating this situation, we are not clear that a bathroom is a necessity, and believe discussion of including and/or keeping a bathroom should be done in a public forum with the golf course, and all neighbors included.

- Finally, the Phoenician attorney did not oppose the stipulation requiring that the removal of the restroom. Additionally *no* members of the community opposed the restroom removal during our Planning Commission meeting.

To remedy this situation we request that you add the following stipulation to the rezoning for the Phoenician resort:

Applicant shall remove the golf course restroom facility, currently located at the 4th Hole of the Desert course of the Phoenician Golf Course, in conjunction with the closure of the current Desert Course and final site plan approval as determined by the City of Phoenix Planning Department, and a future restroom facility shall not be located there in the future without an public meeting..

Thank you again for your attention to this important matter and we appreciate you taking the time to consider adding this Stipulation. We are available to answer any questions on this, or other Phoenician related matters. Thank you for your consideration.

Sincerely,

Justin Johnson, Chair, City of the Phoenix Planning Commission  
Andrea Katsenes, Vice Chair of the Phoenix Planning Commission  
John Glenn, Member of the Phoenix Planning Commission